

**ZONING BOARD OF ADJUSTMENT
MINUTES**

DECEMBER 6, 2021

Meeting advertised according to the Sunshine Law of NJ

Roll call: attending: Mr. Gelley, Mr. Gleiberman, Mr. Lankry, Mr. Naftali, Mr. Ribiat,
Mr. Halberstam

Absent: Mr. Ingber, Mr. Gross

Also attending: Jerry Dasti, Board Attorney
Dave Magno, Board Engineer/Planner

Salute to the Flag.

Motion to approve minutes of November 8, 2021 – Mr. Gelley

Second – Mr. Naftali

Roll call vote: affirmative: Mr. Gelley, Mr. Gleiberman, Mr. Lankry, Mr. Naftali,
Mr. Halberstam

There is a request from Richard Schneider re: **Appeal # 4206 Cellco** requesting that their application be carried to the January 3, 2022 zoning board meeting. They would like to wait for a full board since they are requesting a use variance.

Motion to carry – Mr. Lankry

Second – Mr. Gleiberman

Roll call vote: affirmative: Mr. Gelley, Mr. Gleiberman, Mr. Lankry, Mr. Naftali, Mr. Ribiat,
Mr. Halberstam

No further notice.

Request from John Doyle, re: **Appeal # 4214, Mark Properties** requesting that this application be carried without a date. They are waiting for the architectural plans.

Request from Miriam Weinstein, re: **Appeal # 4201, Mordechai Eichorn**, to carry the resolution to the January 3, 2022 meeting. She is the attorney for the applicant and was not able to review The resolution in time for tonights memorialization of it.

Mr. Dasti announced that this application will not be memorialized tonight.

Request from Adam Pfeffer, attorney for **Appeal # 4211, Covington Village** to carry until the January 3, 2022 meeting since they would like a full board since this is use variance application.

Motion – Mr. Gelley

Second – Mr. Ribiat

Roll call vote: affirmative: Mr. Gelley, Mr. Gleiberman, Mr. Lankry, Mr. Naftali, Mr. Ribiat,
Mr. Halberstam

Agreed to waive time. No further notice.

Adam Pfeffer, attorney for **Appeal # 4210, Aderet**, asked to carry until January 3, 2022 since this is a use variance and there is not a full board.

Motion to carry- Mr. Ribiat

Second – Mr. Gelley

Roll call vote: affirmative: Mr. Gelley, Mr. Gleiberman, Mr. Lankry, Mr. Naftlai, Mr. Ribiat,
Mr. Halberstam

Agreed to waive time. No further notice.

Appeal # 4197 – Orange Pool

Miriam Weinstein, attorney for applicant - Was heard by the zoning board on _____ and the board requested

Brian Flannery, engineer/planner sworn.

A-1 variance map

A-2 map submitted

A-3 tax map

A-4- tax map showing uses in the area

A-5 aerial exhibit

There will be no basement storage

530-534 parkings spaces

Surrounded by a townhouse development

Use variance granted

Second floor open rea will now be storage area

1300 – 1600 square feet per store

Reviewed plans for trucks, etc.

No parking variance required.

No basement – 2nd floor will be for storage

Open to public – closed to public

Motion to approve – Mr. Lankry

Second –

Roll call vote: affirmative: Mr. Gelley, Mr. Gleiberman, Mr. Lankry, Mr. Naftali, Mr. Ribiat,
Mr. Halberstam

Appeal # 4188 – 1418 Canterbury

Miriam Weinstein represented applicant. This was heard by the board on November 8th and the Board requested that they make some changes. They moved the house to 10 feet from each property lines and reduced the lot coverage.

Brian Flannery, engineer/planner, sworn

A-1 revised map

A-2 copy of new plan

A-3 tax map

A-4 architectural plans

Mr. Flannery – there will be 1 outside entrance to the basement. There will be 5 parking spaces. The breezeway is on lot 10 only.

Open to Public. Closed to Public.

Motion to approve – Mr. Gelley

Second – Mr. Lankry

Roll call vote: affirmative: Mr. Gelley, Mr. Gleiberman, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Halberstam

Appeal # 4186 & 4187 – David Flam

Brian Flannery, engineer/planner sworn.

Request a subdivision - one parcel split into 3 lots – one duplex and one shul. The existing shul is on lot 44. They are taking 800 square feet from the duplex lot and add it to the shul lot adding 4 more parking spaces to the shul.

A-1 sheet 52 showing

A-2 minor subdivision

A-3 approved shul by Planning Board – sanctuary is 1,482 square feet.

A-4 proposed shul providing 13 parking spaces – adding 4 additional parking spaces

Duplex lot is 9,218 square feet where 10,000 is required. The duplex will have 4 parking spaces for each lot.

This is a “D” variance.

Asking for rear yard setback for the shul. Rear yard setback is required for deck – required 15 feet – proposed 12.61 feet for lot 72.02.

Will provide landscaping plan to engineer.

Open to Public.

Yosef Kohn, 318 Bruce Street, affirmed.

Yoel Phillips, 300 Bruce Street, affirmed

Moshe Priesler, 100 Pearl Street, affirmed.

Closed to Public.

Appeal # 4186 – motion to approve - Mr. Gelley

Second – Mr. Ribiat

Roll call vote: affirmative – Mr. Gelley, Mr. Gleiberman, Mr. Lankry, Mr. Naftali, Mr. Ribiat
Mr. Halberstam

Appeal # 4187 – Motion to approve duplex on an undersized lot – Mr. Gelley

Second – Mr. Lankry

Roll call vote: affirmative: Mr. Gelley, Mr. Gleiberman, Mr. Lankry, Mr. Naftali, Mr. Ribiat,
Mr. Halberstam

Appeal # 4218 – Rausman

Mr. Gelley recused himself.

Glenn Lines, engineer/planner – This is a new home on an existing undersized lot.

A-1 tax map

A-2 variance plan submitted

Existing single family homes on both sides of this lot. Existing lot width is 75 feet where 90 feet is required. Asking for side yard setbacks of 10 feet, 20 combined where 25 feet combined is required.

Lot coverage propose is 34.11% where 30 % is required. No variance requested for front and rear setbacks.

Mr. Lines testified that there possible would be one basement apartment – there will be no finished attic.

Open to Public. Closed to Public.

Motion to approve – Mr. Lankry

Second – Mr. Ribiat

Roll call vote: affirmative: Mr. Gleiberman, Mr. Lankry, Mr. Naftali, Mr. Ribiat,
Mr. Halberstam

Appeal # 4219 – Ruth Levy

Brian Flannery, engineer/planner, sworn.

A-1 tax map page 79

A-2 variance map

A-3 architectural

Lot 10 is a duplex under construction

Mr. Flannery reviewed Terry Vogts report.

Open to Public - Closed to Public.

Motion to approve lot coverage of 33%– Mr. Gelley

Second – Mr. Lankry

Roll call vote: affirmative: Mr. Gelley, Mr. Gleiberman, Mr. Lankry, Mr. Naftali, Mr. Ribiat,
Mr. Halberstam

Resolutions